

Mrs Aliz Gerencser
72-76 Eversholt Street
London
NW1 1BY

Application Ref: **2017/6079/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

19 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Lynco House
69-71 Farringdon Road
London
EC1M 3JB

Proposal: Change of use at basement and ground floor levels from shop unit (Class A1) to 'Hint Hunt' escape games for entertainment (Sui Generis).

Drawing Nos: OS, Floor Plans A, B, Email from Aliz Gerencser (HintHunt London) dated 15th January 2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS, Floor Plans A, B, Email from Aliz Gerencser (HintHunt London) dated 15th January 2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, and A4 and TC2, TC4 and TC5 of the London Borough of Camden Local Plan 2017.

- 4 The use hereby permitted shall not be carried out outside the following times 11:15 to 21:45 Mondays to Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2, TC4 and TC5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the change of use of a ground and basement level vacant A1 unit to a 'Hint Hunt' escape game for small groups. There would be two escape rooms at each floor, a small office and control room at ground floor and a meeting room, WCs, kitchen, control room and storage at basement level.

Policy TC3 advises the Council will only grant permission for loss of an A1 unit where an alternative is available within 5-10 minutes walk, where there is evidence that the current use is not viable and where the proposed development contributes positively to the local character, function, viability and amenity. The unit is part of a parade of commercial units of mixed and varied uses, including at least three A1 units. The unit is currently vacant. The proposed entertainment use would contribute to the variety of commercial offer in the area, bringing in visitors and contributing to character and function of the commercial street frontages in the area. Whilst the development will result in the loss of a retail unit, the change of use is considered acceptable given that although the property is within Hatton Garden Central Activity Zone, the property lies outside of a primary or secondary frontage.

Some noise may be generated from the use however; it would be similar to noise associated with uses which could operate within the A1 use class such as hairdressers and pet shops. The applicant has stated that the games do not involve loud noise and the number of people playing the games would be a maximum of 20 people (5 per game room). The units above the site are residential

and the proposed operating hours are until 21:45, which is considered acceptable given the road is relatively busy and that a condition has been imposed requiring no music be audible from any adjacent properties.

The site is very accessible with Farringdon Station 4 minutes walk away and a bus stop outside, therefore there are no concerns in terms of transport implications.

The proposed sui generis use is considered appropriate within its Central London Area location. Paragraph 3.49 of CPG5, supported by TC2 (a) and (b), advises that other uses in place of retail may be permitted where they are not considered to cause harm to the amenity, character, vitality, or viability of the Town Centre or the local area. It is considered that on balance an entertainment use in this location would be acceptable in line with the above.

Site notices and a press notice were advertised. No comments have been received in relation to the proposal. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

No external changes are proposed and the building is not listed and therefore s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 is not relevant.

As such, the proposed development is in general accordance with policies E1, E2, A1, TC1, TC2 and TC4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

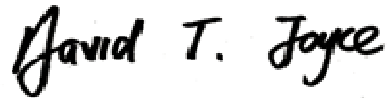
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce
Director of Regeneration and Planning